



**GRASSROOTS**  
REALTY GROUP

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**3405, 3700 Seton Avenue SE  
Calgary, Alberta**

**MLS # A2214695**



**\$229,900**

<b>Division:</b>	Seton		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	432 sq.ft.	<b>Age:</b>	2026 (-1 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	None		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 260
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	MC-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Quartz Counters		

**Inclusions:** N/A

Welcome to The Lawrence2, a meticulously designed one-bedroom, one-bathroom residence offering 432 sq. ft. of well-planned living space. This thoughtfully crafted home features 9-foot ceilings and an 8-foot-wide patio door, allowing for an abundance of natural light and seamless access to the balcony with a gas hookup—ideal for outdoor entertaining. The kitchen has quartz countertops, tile backsplash, soft-close cabinetry, and premium stainless steel appliances. Convenience is further enhanced with in-suite laundry. Strategically located near walking trails, shopping centers, South Campus Hospital, and Deerfoot Trail, this home offers unparalleled connectivity and accessibility. The Lawrence 2 is available for possession in June 2026. Purchasers will have a complimentary meeting with Logel Homes’s design team to help with choosing colours and any upgrades they may wish to select. For peace of mind, this home is backed by Alberta New Home Warranty, ensuring long-term quality and security.